

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, TO CREATE A RENT  
STABILIZATION PROGRAM

WHEREAS, there exists within the City of Fresno (City) a shortage of safe, decent, and affordable housing such that it is adverse to the health, well-being, and prosperity of the City's residents; and

WHEREAS, approximately 60% of Fresno households are renter occupied; and

WHEREAS, over the past two years, Fresno's rental housing rate increases are the highest in the nation; and

WHEREAS, two-thirds of Fresno residents are spending 30% or more of their income on housing; and

WHEREAS, landlords have registered 86,193 rental units in Fresno, and as costs have increased to provide private rental housing, rental rates have also increased; and

WHEREAS, since 2019 vacancy rates have stagnated around 2-3%, while median rent for a one-bedroom apartment has reached \$1,400 per month, severely limiting the number of Naturally Occurring Affordable Housing (NOAH); and

WHEREAS, residents with lower household incomes are more likely to be impacted by this shortage, leading to difficulty in finding safe and affordable housing options within the City; and

WHEREAS, cost-burdened households have fewer financial resources to expend on other necessities such as healthy food, education, and medical expenses; and

WHEREAS, residents may seek relief from high housing costs by living at greater

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



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distances from activity, employment, and community centers, creating higher household transportation costs, greater traffic congestion, increased air pollution, and more rapid deterioration of infrastructure; and

WHEREAS, on April 27, 2022, the City presented its One Fresno Housing Strategy which outlined 47 priorities to address Fresno's three-year housing needs; and

WHEREAS, one of the 47 recommendations contained within the One Fresno Housing Strategy placed priority on establishing a voluntary Rent Stabilization Program (RSP) by way of a one-time allocation from American Rescue Plan Act funding.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Rent Stabilization Program shall be created and funded with a one-time allocation in the amount of \$1,000,000 from the City's American Rescue Plan Funds to:

a. Offer rent stabilization grants directly to landlords over a period of 24 months to help reduce rents to pre-2021 levels while ensuring landlords can support quality housing during this same time by tying said grants to affordability covenants.

b. Assist low-income residents (residents earning at or below 60% of the area median income (AMI)), living in shelter housing within the City as well as landlords.

2. RSP will be subject to a future funding agreement approved by council.

3. This resolution is subject to all City rules and regulations.

4. This resolution shall be effective upon final approval.

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STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2022  
Mayor Approval/No Return: \_\_\_\_\_, 2022  
Mayor Veto: \_\_\_\_\_, 2022  
Council Override Vote: \_\_\_\_\_, 2022

TODD STERMER, CMC  
City Clerk

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
RINA M. GONZALES  
Interim City Attorney

BY: \_\_\_\_\_  
Tracy N. Parvanian Date  
Supervising Deputy City Attorney